

LUJAN'S TRUCKING SITE PLAN

SPR2016-TBD

FOR A PORTION OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 66 WEST
OF THE 6TH P.M., CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO

PROPERTY DESCRIPTION:

Being a portion of the Union Pacific Railroad right of way, situate in the West Half of the Northwest Quarter of Section 5, Township 1 North, Range 66 West of the 6th P.M., City of Fort Lupton, County of Weld, State of Colorado being more particularly described as follows:

Considering the East line of Block 7, map of Fort Lupton (said line being the West right of way of the Union Pacific Railroad) as bearing North 00°00'00" East and with all bearings contained herein and relative thereto;

Beginning at the Northeast corner of Lot 12, Block 7, map of Fort Lupton, said point being on the West right of way of the Union Pacific Railroad; thence along said West right of way North 00°00'00" East 196.40 feet to the TRUE POINT OF BEGINNING; thence departing said West right of way North 90°00'00" East 165.00 feet; thence South 00°00'00" West 433.40 feet, more or less, to a point on the North right of way of First Street; thence along said North right of way North 90°00'00" West 165.00 feet to a point on the West right of way of the Union Pacific Railroad; thence along said West right of way North 00°00'00" East 433.40 feet to the TRUE POINT OF BEGINNING.

OWNER'S APPROVAL:

Know All Men By These Presents, that I, Sergio Lujan Sr. being the sole Lease Holder of the land described herein, and Union Pacific Railroad are all of the mortgagees and holders of liens upon the property, and each and all hereby consent to this Plat and join the conveyance and dedication of all streets, roads, alleys, easements, public ways and places shown hereon.

IN WITNESS WHEREOF, we have hereunto set our hands and seal this ____ day of _____, 20____.

STATE OF COLORADO,)
COUNTY OF WELD) ss

The foregoing instrument was acknowledged before me by Sergio Lujan Sr. this ____ day of _____, 20____. Witness my hand and seal.

My commission expires _____.

Notary Public

MAYOR'S CERTIFICATION:

This is to certify that a plot of the above-described property was approved by Resolution No. TBD of the City of Fort Lupton passed and adopted on the 5th day of January, A.D., 2016 and that the Mayor of the City of Fort Lupton, as authorized by said Resolution on behalf of the City of Fort Lupton, hereby acknowledges and adopts the said plat upon which this certificate is endorsed for all purposes indicated thereon.

Mayor

Attest:

City Clerk
(Seal)

SURVEYOR'S CERTIFICATION:

I, Steven John Stencel, a duly registered land surveyor in the State of Colorado, do hereby certify that this map of Lujan's Trucking Site Plan was performed by me or under my direct supervision, and that this Plat has been prepared in compliance with all applicable laws of the State of Colorado at the time of this survey and within my control, and is accurate to the best of my knowledge, information and belief.

Steven John Stencel
L.S. Colorado Reg. No. 30462

CITY ADMINISTRATOR'S APPROVAL:

Approved this ____ day of _____, 2016.

City Administrator

CITY ENGINEER'S APPROVAL:

Approved this ____ day of _____, 2016.

City Engineer

CITY WATER AND SEWER DEPARTMENT APPROVAL:

Approved this ____ day of _____, 2016.

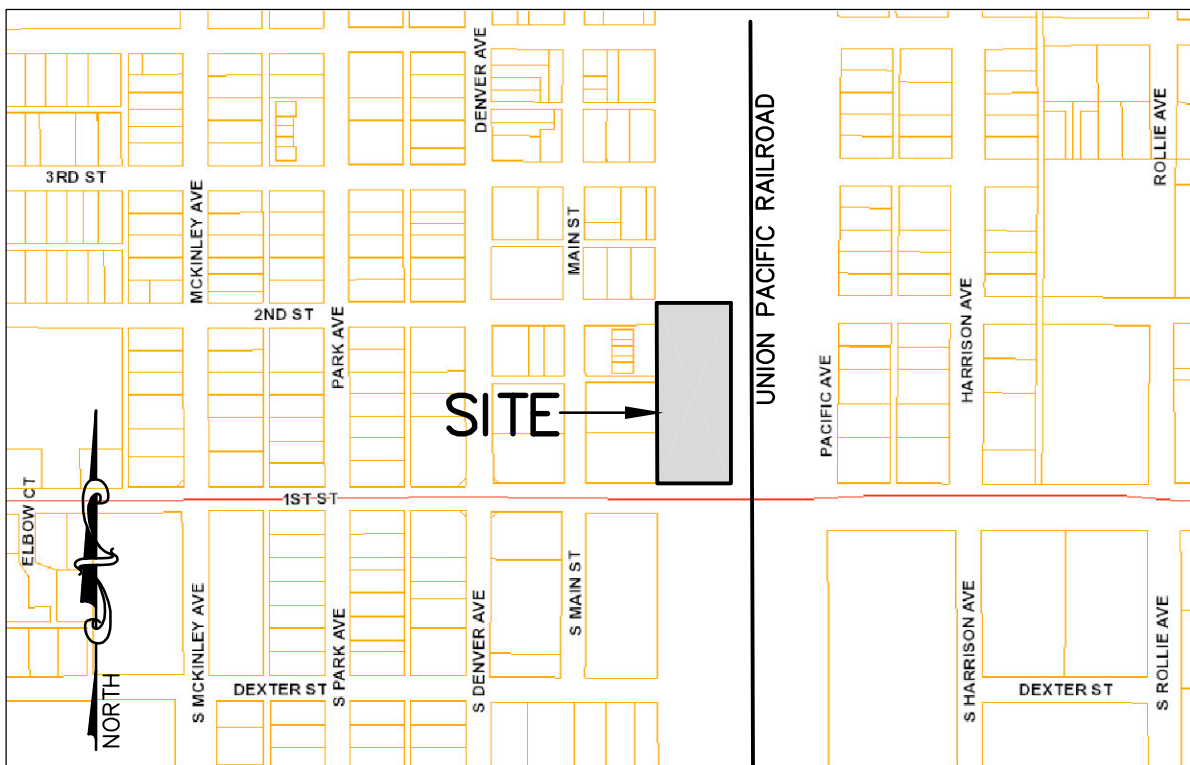
Director of Public Works

PLAT NOTES:

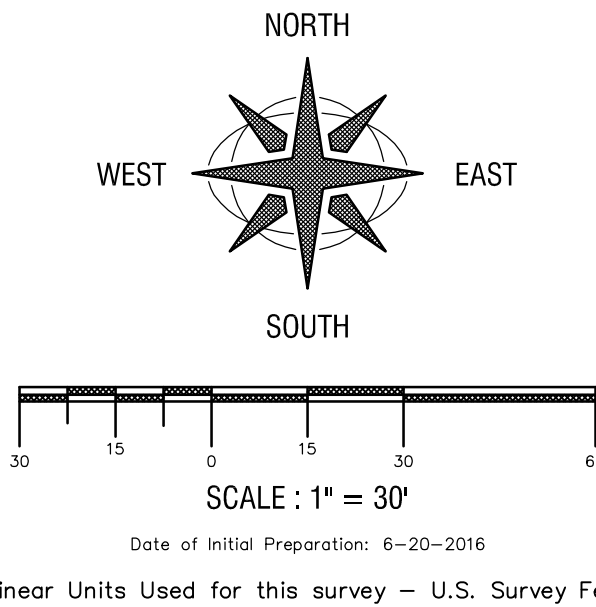
- 1) Access to and from First Street (Highway 52) shall not be permitted.
- 2) Operations must comply at all times with the noise limits identified in Section 16-42 of the Fort Lupton Municipal Code.
- 3) Storage of aggregates on the property is not permitted.
- 4) The property shall be maintained to the curb or roadway if no curb exists.
- 5) In the event traffic numbers and usage significantly exceed those represented by the Property Owner and relied upon by the City for compilation of the traffic study applicable to this project, future improvements to the truck routes may be required by the City for reasons related to site activity or truck circulation patterns and numbers, roadway classification changes and newly permitted facilities affecting the truck haul route traffic usage. Property Owner shall pay a proportionate cost share of future improvements not described herein based on the Property Owner's percentage of truck total trips using the current data on the haul route in comparison to the numbers and usage represented by Applicant in compilation of the traffic study. The City may retain a third party traffic study consultant to evaluate traffic data usage by Property Owner and provide said study to Property Owner prior to the imposition of any costs stated herein.

GENERAL NOTES:

1. Site Area: 1.64± acres
2. Client: Lujan's Trucking, LLC
c/o: Silvia Lujan
915 Pacific Place
Fort Lupton, Colorado 80621
3. NOTE: THIS SITE PLAN DOES NOT REPRESENT A MONUMENTED FIELD SURVEY OF THE SUBJECT PROPERTY. IT IS INTENDED TO DEPICT THE LOCATION OF THE EXISTING CONDITIONS FOR THE PREPARATION OF THIS SITE PLAN.



VICINITY MAP
NOT TO SCALE



FIRST STREET
(HWY 52)

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown herein.

INTERMILL LAND SURVEYING, INC.

1301 NORTH CLEVELAND AVENUE LOVELAND, COLORADO 80537 BUS: (970)-668-0516 / FAX (970)-635-9775

LUJAN'S TRUCKING SITE PLAN
SPR2016-TBD

PART OF THE NW1/4 OF SEC. 5-1-66, CITY OF FT. LUPTON, WELD COUNTY, CO

CLIENT: LUJAN'S TRUCKING, LLC

915 Pacific Place
Fort Lupton, CO 80621

DRAWN BY: SJS
CHECKED BY:
APPROVED BY:
DATE: 7/8/2016
SCALE: 1" = 30'

PROJECT NO.:
P-16-8124

SHEET 1 OF 1